## Citimortage/Wright

Indexing Instructions: Lot 55, Section B, Estates of Hickory Forest S/D, Section 25, T1S, R9W, DeSoto County, MS.

## **SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned CITIMORTGAGE, INC., does hereby grant, bargain, sell, convey and specially warrant unto NANCY H MCCANN, the following described land lying and being situated in DeSoto County, Mississippi, to-wit:

Lot 55, Section B, Estates of Hickory Forest Subdivision, in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 42, Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Excepted from the warranty hereof are all restrictive covenants, easements, rights of way and mineral reservations of record affecting the described land and property.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

It is agreed and understood that the 2008 taxes have been prorated as of this date on an estimated basis and Grantor will not be responsible for any adjustment of taxes after this date.

IN WITNESS WHEREOF, CITIMORTGAGE, INC., has caused this instrument to be signed in its name by its undersigned officer, on this the 54th day of Dec., 2008.

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent CITIMORTGAGE, INC) by its Attorney-in-Fact, First American Asset Closing Services

ITS: Cectling Painner W.

File #REO 2057 6345 Riverbirch Dr., Walls, Ms

Delgado

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STATE OF _						
COUNTY OF	2.verside					
This day personally came and appeared before me, the undersigned authority in and for the above-mentioned county and state, the within named						
WITN OEC,	ESS MY SIGNATUR 2008.	A	OFFICIAL  LLUML TARY PUBI	SEAL, thi	s the 5	day of
My Commission Dune 1	on Expires:		- BHSI		INO COUNTY I	
Grantor:	PO Box 400, B PHONE: (601 ) 825		, MS 3904	13		
Grantee:	6345 River Bi PHONE: ( 901) 48	rch, Wa	alls, MS	38637		

PREPARED BY AND SETURAL TOXX ADAMS & EDENS, P.A.
POST OFFICE BOX 400

BRANDON, MS 39043 (601) 825-9508

Return to:
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662-536-2120

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